122.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,357,900 / 1,357,900
					USE VALUE:	1,357,900 / 1,357,900
					ASSESSED:	1,357,900 / 1,357,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACPHERSON WILLIAM
Owner 2:	LYDECKER KATHERINE
Owner 3:	
Street 1:	14 DEVEREAUX ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NEAL ROBERT W/TR -
Owner 2:	ROBERT W NEAL TRUST& -
Street 1:	43 LANTERN LN
Twn/City:	DUXBURY
St/Prov:	MA Cntry:
Postal:	02332

NARRATIVE DESCRIPTION

This parcel contains 12,616 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1966, having primarily Texture 111 Exterior and 2060 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12616.000	567,400		790,500	1,357,900
Total Card	0.290	567,400		790,500	1,357,900
Total Parcel	0.290	567,400		790,500	1,357,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 659.17 | /Parcel: 659.1

Legal Description

User Acct 79079

GIS Ref

GIS Ref

Insp Date 04/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 122.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	564,900	0	12,616.	790,500	1,355,400	1,355,400	Year End Roll	12/18/2019
2019	101	FV	479,600	0	12,616.	834,400	1,314,000	1,314,000	Year End Roll	1/3/2019
2018	101	FV	343,600	0	12,616.	614,800	958,400	958,400	Year End Roll	12/20/2017
2017	101	FV	343,600	0	12,616.	588,500	932,100	932,100	Year End Roll	1/3/2017
2016	101	FV	343,600	0	12,616.	544,600	888,200	888,200	Year End	1/4/2016
2015	101	FV	308,800	0	12,616.	456,700	765,500	765,500	Year End Roll	12/11/2014
2014	101	FV	308,800	0	12,616.	446,200	755,000	755,000	Year End Roll	12/16/2013
2013	101	FV	308,800	0	12,616.	425,100	733,900	733,900		12/13/2012

!9544!

PRINT

Date	Time
12/11/20	00:00:22

LAST REV

Date	Time
06/11/19	14:28:02
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9544

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEAL ROBERT W/T	69624-330		7/18/2017		1,441,000	No	No		
NEAL ROBERT W/T	64042-272		8/7/2014	Convenience	1	No	No		ROBERT W NEAL D.O.D 3/26/2017 BK 69292 PG 588
NEAL ROBERT W,	64042-268		8/7/2014	Convenience	1	No	No		JUDITH NEAL D.O.D 12/21/2013.
	13752-508		8/1/1979		1	No	No		Y

USER DEFINED

Prior Id # 1:	79079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2019	191	Heat App	21,000	C				
9/5/2018	1268	Addition	477,500	O				
4/25/2001	287	Alterati	48,000	C				NEW WDK-REMODEL BM

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Info At Door	KB	Kevin B
2/13/2018	SQ Returned	MM	Mary M
11/13/2008	Meas/Inspect	163	PATRIOT
10/30/2000	Hearing N/C		
10/29/1999	Meas/Inspect	263	PATRIOT
7/29/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12616		Sq. Ft.	Site		0	90.	0.70	10			View	10					790,494						790,500	

Total AC/HA: 0.28962 | Total SF/SM: 12616 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 790,494 | Spl Credit | Total: 790,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15970874
Const Adj.:	1.33299172
Adj $ / SQ:	193.235
Other Features:	96050
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697005
Depreciation:	129643
Depreciated Total:	567362

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

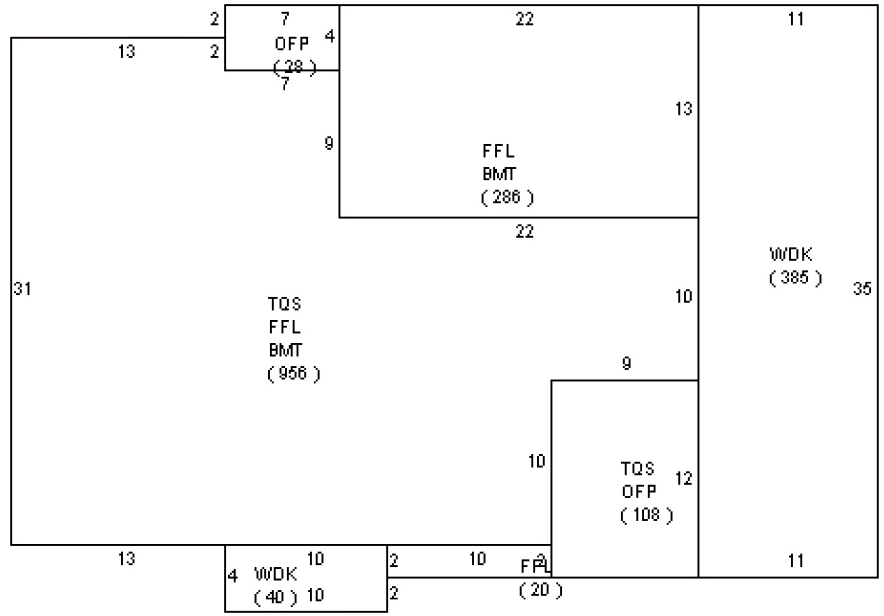
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	233.81
Special Features:	0	Val/Su Net:	146.88
Final Total:	567400	Val/Su SzAd	275.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,262	193.240	243,863
BMT	Basement	1,242	57.970	71,999
TQS	3/4 Story	798	193.240	154,202
WDK	Deck	425	11.130	4,732
OFP	Open Porch	136	38.170	5,191

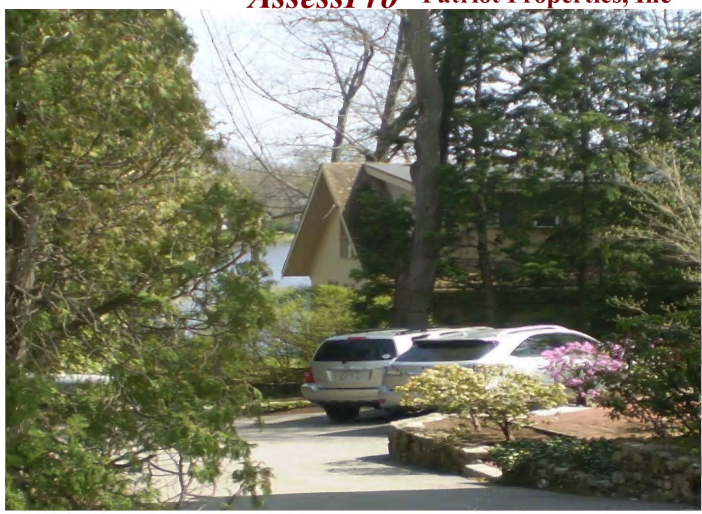
Net Sketched Area:	3,863	Total:	479,987
Size Ad	2060	Gross Are	4129	FinArea	2060
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	